



An
Bord
Pleanála

**Case Reference:
ABP-304350-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 10-year permission for 753 no. residential units (599 no. houses, 154 no. apartments), community centre, creche, retail units and associated site works.

Lahardane, Ballyvolane, Co. Cork.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Timing and Phasing of Development

Further consideration of documents as they relate to the planning rationale for developing at this location having specific regard to the general sequential approach to developing on serviceable lands proximate to urban centres, the topography of the lands and potential environmental and sustainability impact of the proposed

development in the wider area, the possible prematurity of development at this location pending the completion of Infrastructure related studies and upgrades as set out in the 'Indicative Development Programme' in the Cobh Local Area Plan 2017 and the extent of infrastructure to be delivered in Phase 1 of the proposed development. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Site Topography

Further consideration of the documents as they relate to the proposed changes in the topography of the site having specific regard to urban design and environmental considerations given the extent of 'cut and fill' activities proposed. Further consideration should also be given to, inter alia, excavation methods to be used on site, volumes of soil and rock to be excavated/extracted, re-used and/or removed off site, associated traffic movements to and from the site. Such details should be included in the Environmental Impact Assessment Report. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

3. Water and Waste water infrastructure

Further consideration/clarification of the documents as they relate to the required extension in water and wastewater infrastructural network to serve the proposed development. The prospective applicant is advised to liaise with Irish Water with regard to the nature of works required to address any proposed extension to the network. The documentation at application stage should provide details with regard to the network extensions including layout and design details and the timelines involved relative to the construction and completion of the proposed development. Further where any infrastructural works form part of an application, details/agreements regarding asset management upon completion of such works should be clearly set out.

4. Surface water management and Flooding

Further consideration of documents as they relate to the potential for increased risk of flooding in the wider area including the Blackpool area. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted. The prospective applicant is advised to liaise with the planning authority regarding surface/storm water proposals prior to making an application.

5. Traffic and Transportation

Further consideration of documents as they relate to the delivery and timing of road infrastructure upgrades in the wider area as identified in the Local Area Plan including connectivity of the proposed development to the urban centre, the proposed urban park and the school site. Further consideration of how the layout, proposed spine road and access arrangements are consistent with the principles of Design Manual for Urban Roads and Streets should be provided. Further consideration should also be given to the impact of the proposed traffic upon Ballyhooly road pending the delivery of connections in the wider Urban Expansion Area. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

6. Residential Density

Further consideration of documents as they relate to the residential density of the site. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') and the phasing arrangements on site. Particular regard should be had to the need to develop at a sufficiently high density to underpin the efficiency of existing or planned public transport services and to how the net density was calculated having regard to the provisions of Appendix A of the aforementioned Guidelines. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

7. Public Open Space

Further consideration should be given in relation to the design rationale/justification outlined in the documents as it relates to the open space proposed particularly in the context of ensuring delivery of the public urban park as identified in the local area plan, the quantum and usability of the active open spaces on the site, integration and connections to the proposed public urban park, ensuring surveillance of the open spaces, and addressing level changes across the site. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

8. Design, Layout and Unit Mix

Further consideration of documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines and also reference to the Design Manual for Urban Roads and Streets. The matters of unit mix, the configuration of the layout, design and alignment of roads, how the development including consideration of the phasing arrangements contribute to the creation of a high-quality urban extension to Ballyvolane whilst respecting the existing landscape character of the site should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Details of any consultations undertaken with the Department of Education and Skills with regard to the lands reserved for a 16 classroom primary school.

2. Having regard to the difference in levels across the site, details of existing and proposed changes in contours/levels across the site. Photomontage images and cross-sections at appropriate intervals to illustrate the topography of the site, showing proposed dwellings, access roads including the proposed spine/distributor road and public open space areas.
3. Details of undergrounding or re-routing of any overhead ESB power lines.
4. A site layout plan indicating pedestrian and cycle connections through the development lands to existing and proposed transport modes in the vicinity. Connections from surrounding areas through the subject site should also be indicated.
5. A construction and demolition waste management plan should be provided.
6. A phasing plan for the proposed development should be provided which clearly indicates the extent of transport, social and community infrastructure that it is proposed to deliver in each phase having specific regard to the provisions of the local area plan.
7. Landscaping proposals including an overall landscaping masterplan and for the development site including the proposed urban park. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including boundary treatments should be submitted.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
3. The Heritage Council
4. An Taisce – the National Trust for Ireland
5. Córas Iompair Éireann
6. Transport Infrastructure Ireland
7. National Transport Authority
8. Commission for Energy Regulation
9. Irish Aviation Authority
10. Local Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Rachel Kenny
Director of Planning
,2019